

PROPERTY LOCATION

No	Alt No	Direction/Street/City
439		APPLETON ST, ARLINGTON

OWNERSHIP

Owner 1:	LAU IRENE			
Owner 2:	WONG CHEUK WUN			
Owner 3:				
Street 1:	439 APPLETON STREET			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02476		Type:	

PREVIOUS OWNER

Owner 1:	KOCH ALEXANDER W -		
Owner 2:	MANZUR KARISHMA -		
Street 1:	439 APPLETON STREET		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02476		

NARRATIVE DESCRIPTION

This parcel contains .14 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2010, having primarily Vinyl Exterior and 2308 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6081.000	669,900		421,700	1,091,600
Total Card	0.140	669,900		421,700	1,091,600
Total Parcel	0.140	669,900		421,700	1,091,600
Source: Market Adj Cost		Total Value per SQ unit /Card:		473.07	/Parcel: 473.07

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	669,900	0	6,081.	421,700	1,091,600		Year end	12/23/2021
2021	101	FV	650,200	0	6,081.	421,700	1,071,900		Year End Roll	12/10/2020
2020	101	FV	650,200	0	6,081.	421,700	1,071,900	1,071,900	Year End Roll	12/18/2019
2019	101	FV	509,900	0	6,081.	415,700	925,600	925,600	Year End Roll	1/3/2019
2018	101	FV	509,900	0	6,081.	319,300	829,200	829,200	Year End Roll	12/20/2017
2017	101	FV	509,900	0	6,081.	301,200	811,100	811,100	Year End Roll	1/3/2017
2016	101	FV	509,900	0	6,081.	277,100	787,000	787,000	Year End	1/4/2016
2015	101	FV	506,800	0	6,081.	259,000	765,800	765,800	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KOCH ALEXANDER	78250-443	1	7/15/2021		1,557,770	No	No		
MAHONEY WILLIAM	56592-545		3/11/2011		760,000	No	No		
YU XIAO SHELL /	53634-443		10/5/2009	Mult Lots	429,000	No	No		
FORREST CAROLIN	41896-135		1/29/2004		410,000	No	No		
FORREST CAROLIN	33282-267		7/12/2001	Family	1	No	No		
GRECO CATHERINA	30604-16		8/30/1999	Estate/Div	275,500	No	No		
GRECO CATHERINE	25938-10		12/29/1995		1	No	No	F	

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
9/16/2021	SQ Mailed	JO	Jenny O
7/10/2018	MEAS&NOTICE	CC	Chris C
7/2/2012	External Ins	BR	B Rossignol
8/30/2010	Whole Card	BR	B Rossignol
3/26/2009	Inspected	163	PATRIOT
12/17/2008	Measured	336	PATRIOT
4/7/2004	MLS	MM	Mary M
3/25/2000	Inspected	201	PATRIOT
12/23/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA _/_/_/

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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

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2023

